

For Lease

#15, 2221 - 41st Avenue N.E.

AIRWAYS

Warehouse • Office • 4,100 sqft



- Three Offices
- Break Room with Kitchenette
- 1,000 sqft Mezzanine
- Mezzanine Storage Room
With Built In Shelving

- Ample Parking
- Central Location
- Nearby amenities include
Marlborough Mall, restaurants,
and shopping



260, 3015 12th St. N.E.
403.291.3010

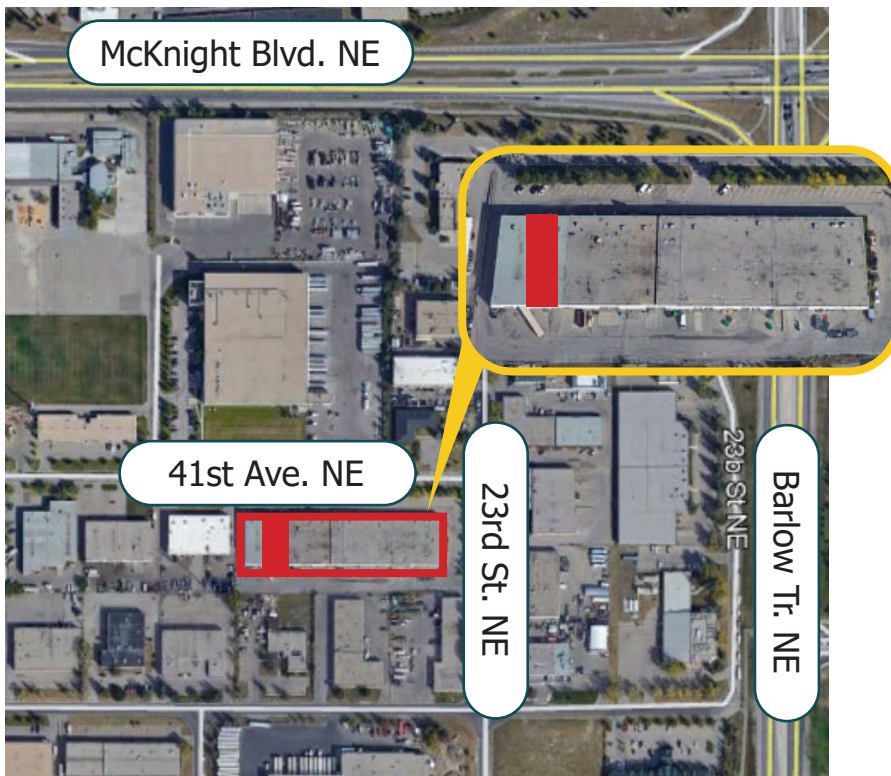
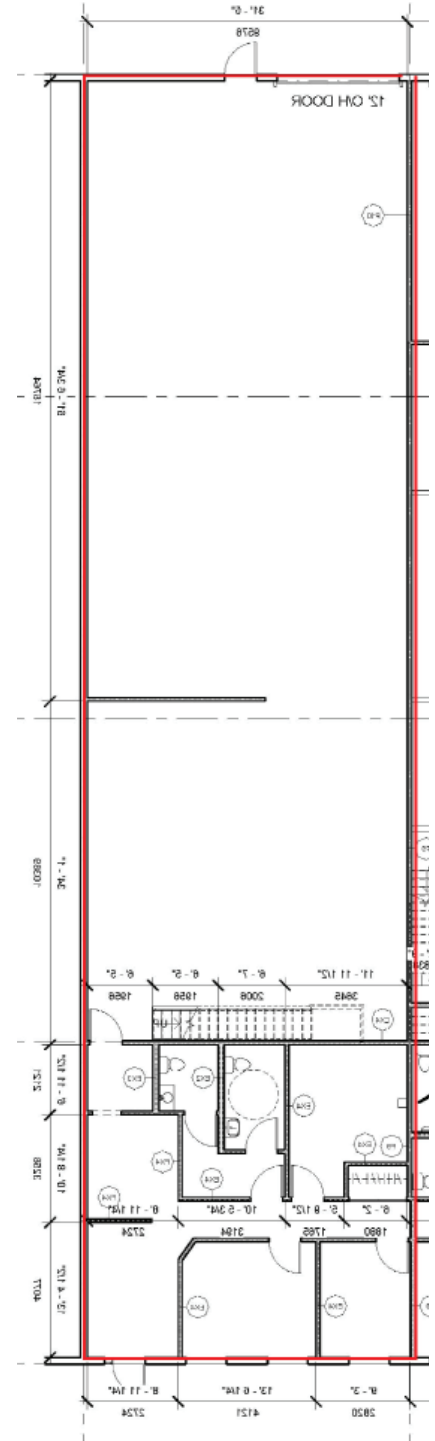
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Property Highlights:

#15, 2221 - 41st Avenue N.E.

DISTRICT:	Airways Industrial Park
ZONING:	I-G
BAY SIZE:	4,100 sqft
OFFICE:	1,000 sqft
MEZZANINE:	1,000 sqft
WAREHOUSE:	3,100 sqft
CEILING HEIGHT:	20'
LOADING:	Drive-In
ELECTRICAL:	200 AMP (TBV) 110/208 volt
MECHANICAL:	Roof Top Units in offices (2)
LEASE RATE:	\$11.00 /sqft
OPERATING COSTS:	\$2.87 /sqft
PROPERTY TAXES:	\$2.28 /sqft
AVAILABLE:	Jan. 1st, 2021



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